

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner’s Name	2301 SE 17 STREET,LLC
Property Owner’s Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	501 E. Camino Real, Boca Raton, FL 33432
E-mail Address	phenn@luxuryresorts.com
Phone Number	(561) 558-3884
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

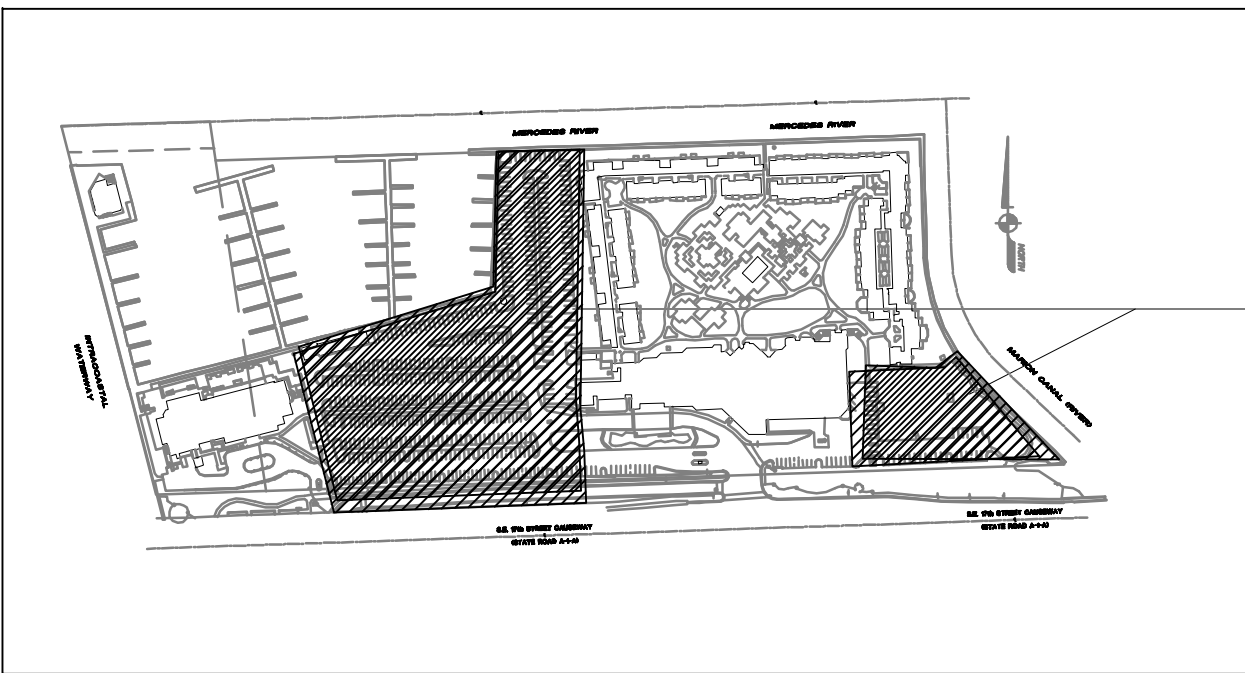
Applicant / Agent’s Name	B. Scott Lamont, PLA., EDSA
Applicant / Agent’s Signature	
Address, City, State, Zip	1512 E. Broward Blvd, Suite 110 Fort Lauderdale, FL, 33301
E-mail Address	slamont@edsaplan.com
Letter of Consent Submitted	Yes

Development / Project Name	Pier 66 Improvement Program
Development / Project Address	<u>Existing:</u> 2301 SE 17 STREET FTL, FL 33316 <u>New:</u>
Legal Description	All of Tract "A" of the Kimberly Plat (Plat Book 130, page 1)
Tax ID Folio Numbers (For all parcels in development)	5042-13-21-0010
Request / Description of Project	Request to the swap of uses previously approved within the envelope of the proposed buildings; Site Plan elements and circulation remain consistent with previous approval
Total Estimated Cost of Project	\$ N/A (Including land costs)

Current Land Use Designation	Commercial
Proposed Land Use Designation	Commercial
Current Zoning Designation	Boulevard Business (B-1) District
Proposed Zoning Designation	Boulevard Business (B-1) District
Current Use of Property	Hotel, Restaurant, Marina & Accessory Uses
Number of Residential Units	58
Non-Residential SF (and Type)	N. Office Bldg: 20,900 sf MU Garage: L1 Comm 1,800sf, Office Tower I-II: total 4,000sf
Total Bldg. SF (include structured parking)	405,632 sf
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	10,000 sf	296,279 sf 6.4ac OA: 988,230sf 22.69 ac
Lot Density	25 du/ac residential	Parcel A - New Residential 2.56 d.u./ac
Lot Width	100'	Varies: (390' to 1691')
Building Height (Feet / Levels)	120' max	120' (11 stories)
Structure Length	200' (single use building)	Res:140'6" Office: 120' MU Garage: 303'6"
Floor Area Ratio	n/a	Development Parcel: 1.4
Lot Coverage	n/a	Building Footprint Coverage: 90,444 sf
Open Space	Per. 47-18.21 250 sf/unit = 23,500 sf	674,795 sf 68%
Landscape Area	24,040 sf	214,170 sf
Parking Spaces	880 stalls	880 stalls

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [S]	5' min.	7' min. 150' max.
Side [E]	None (20' waterway)	20' min. 53' max
Side [W]	None (20' waterway)	34' min. 404' max.
Rear [N]	None (20' waterway)	29' min. 162' max.



OVERALL SITE MAP

N.T.S.

DEVELOPMENT
LOCATION

PIER 66 IMPROVEMENT PROGRAM

AMENDED SITE PLAN - JULY 29, 2015

(AMENDMENT TO DRC CASE NO 35-R-09)

(AMENDMENT TO DRC)

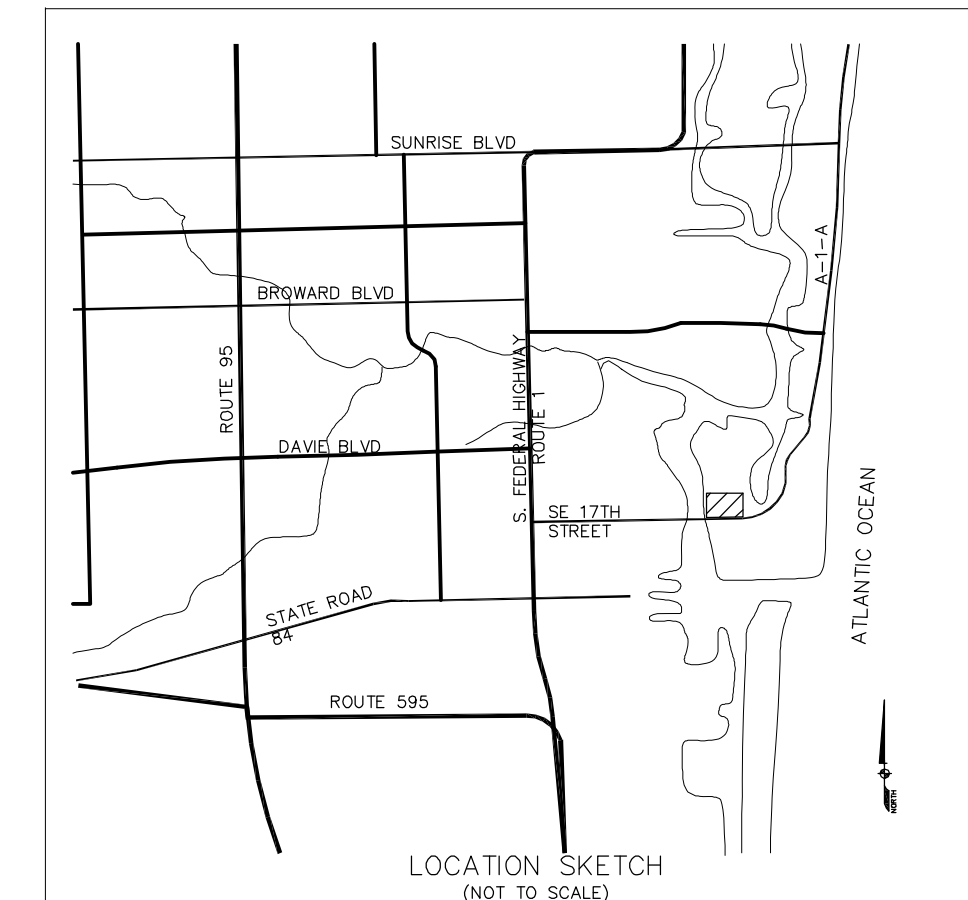
PLANNING AND ZONING BOARD SUBMITTAL
ISSUED: MAY 8, 2009

Pre-PLANNING AND ZONING BOARD SUBMITTAL
ISSUED: APRIL 27, 2009

DEVELOPMENT COMMITTEE REVIEW SUBMITTAL
ISSUED: February 12, 2009

PREPARED FOR:
2301 SE 17th Street, LLC

2301 SE 17th Street Causeway
Fort Lauderdale, FL 33316
Telephone 954.525.6666



LOCATION SKETCH
(NOT TO SCALE)

PROJECT LOCATION MAP

2301 SE 17th Street Causeway
Fort Lauderdale, FL 33316
954.525.6666

N.T.S.

(AMENDMENTS TO VOLUMES 1 AND 2)

INDEX

SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY
EXISTING KIMBERLY PLAT

ZONING AND LANDUSE MAPS

L-1.02 SITE PLAN

ARCHITECTURE

A.1 SITE PLAN
A.2 SUB LEVEL GARAGE PLAN
A.3 1st LEVEL TOWER PLAN
A.4 2nd LEVEL TOWER PLAN
A.5 3rd LEVEL TOWER PLAN
A.6 4-11 LEVEL TOWER PLAN
A.7 LEVEL 2 FLOOR PLAN AND TYPICAL LEVELS
3-11 FLOOR PLAN
A.9.1 DETAILS
A.11 BUILDING SECTIONS
A.13 BUILDING RENDERINGS (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
A.14 BUILDING RENDERINGS (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
A.15 BUILDING RENDERINGS (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
A.16 SHADOW STUDIES

SITE PLAN

L-0.01 AERIAL PHOTO (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-0.02 ILLUSTRATIVE SITE PLAN (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-1.06 MASTER SITE PLAN
L-1.06a MASTER SITE PLAN (AMENDED USES) (*SUPPLEMENTAL SHEET)
L-1.07 CONSTRUCTION STAGING & STORAGE
L-1.08 PRELIMINARY WAYFINDING
L-2.01 SITE PLAN
L-2.02 SITE PLAN
L-2.02a SITE PLAN (SWAP OF USES)
L-2.03 SITE PLAN
L-2.04 SITE PLAN
L-2.04a SITE PLAN REVISED VALET GARAGE
L-2.05 VUA SITE PLAN

LANDSCAPE PLAN

L-4.02 LANDSCAPE PLAN (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-4.02 LANDSCAPE PLAN (REVISED) (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-4.03 LANDSCAPE PLAN (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-4.04 LANDSCAPE PLAN (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-4.04 LANDSCAPE PLAN (REVISED) (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-4.05 LANDSCAPE DETAILS (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)
L-4.06 LANDSCAPE DETAILS (*PREVIOUSLY APPROVED; FOR REFERENCE ONLY)

PIER 66
IMPROVEMENT PROGRAM
AMENDED SITE PLAN
Fort Lauderdale, Florida

DEVELOPMENT REVIEW
COMMITTEE SUBMITTAL

Applicant:

2301 SE 17th Street, LLC

2301 SE 17th Street Causeway
Fort Lauderdale, FL 33316
Telephone 954 525 6666

Consultants:

Architect:

CFEarchitects
Cohen Freedman Encinosa & Associates
8085 NW 155 Street, Miami Lakes, FL
33016 305.826.3999

Planners and Landscape Architect:

EDSA
1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.824.2890
L20000001

Botek Thurlow
Engineering, Inc.
3409 NW 9th Avenue, Suite 1102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757
FL Cert. of Authorization 726787

KAMM
1407 West Newport Center Drive
Deerfield Beach, Florida, 33442
Office (954) 949-2200 | Fax (954) 949-2201



Rev:	Date:	Description:	By:
1	2015.07.29	Site Plan Amendment	MGG
2			
3			
4			
5			

Sheet Title:

MASTER
SITE PLAN

Date:	02.12.09	Project #:	106193
Drawn By:	MGG	Project #:	114215
Approved By:	BSL	Scale:	AS SHOWN

c O EDSA, Inc.

Sheet Number:

L-1.06



NOTE:
AS REQUIRED BY SECTION 47-24.3.G OF THE UDLR, THE AMENDED SITE PLAN
SEEKS FOUR OBJECTIVES: 1) THE SWAP OF APPROVED USES WITHIN BUILDINGS
PREVIOUSLY APPROVED AS PART OF CASE NO. 86-R-07. SPECIFICALLY, THE
APPLICANT REQUESTS APPROVAL TO SWAP THE 2,232 SQUARE FOOT OWNERS
LOUNGE ON THE GROUND FLOOR OF THE FOUR-STORY OFFICE BUILDING WITH
THE 2,400 SQUARE FOOT PROFESSIONAL OFFICE SPACE LOCATED ON THE
SECOND FLOOR OF THE MIXED-USE GARAGE AS HIGHLIGHTED IN THE LIMIT OF
AMENDMENT AREAS; 2) TO INCREASE THE HEIGHT OF THE FOUR STORY OFFICE
BUILDING BY TWO FEET AND TO IMPROVE THE FACADE OF THE FOUR-STORY
PROFESSIONAL OFFICE BUILDING; 3) TO RECONFIGURE THE SURFACE PARKING
TO FACILITATE PEDESTRIAN AND VEHICULAR CIRCULATION AND 4) AN
EXTENSION OF TIME TO APPLY FOR A BUILDING PERMIT.

THERE HAVE BEEN NO CHANGES IN THE APPLICABLE UDLR REQUIREMENTS
SINCE THE ORIGINAL SITE PLAN APPROVAL. ALL DRC REQUIREMENTS HAVE
BEEN SATISFIED IN DRC CASE NO. 86-R-07.

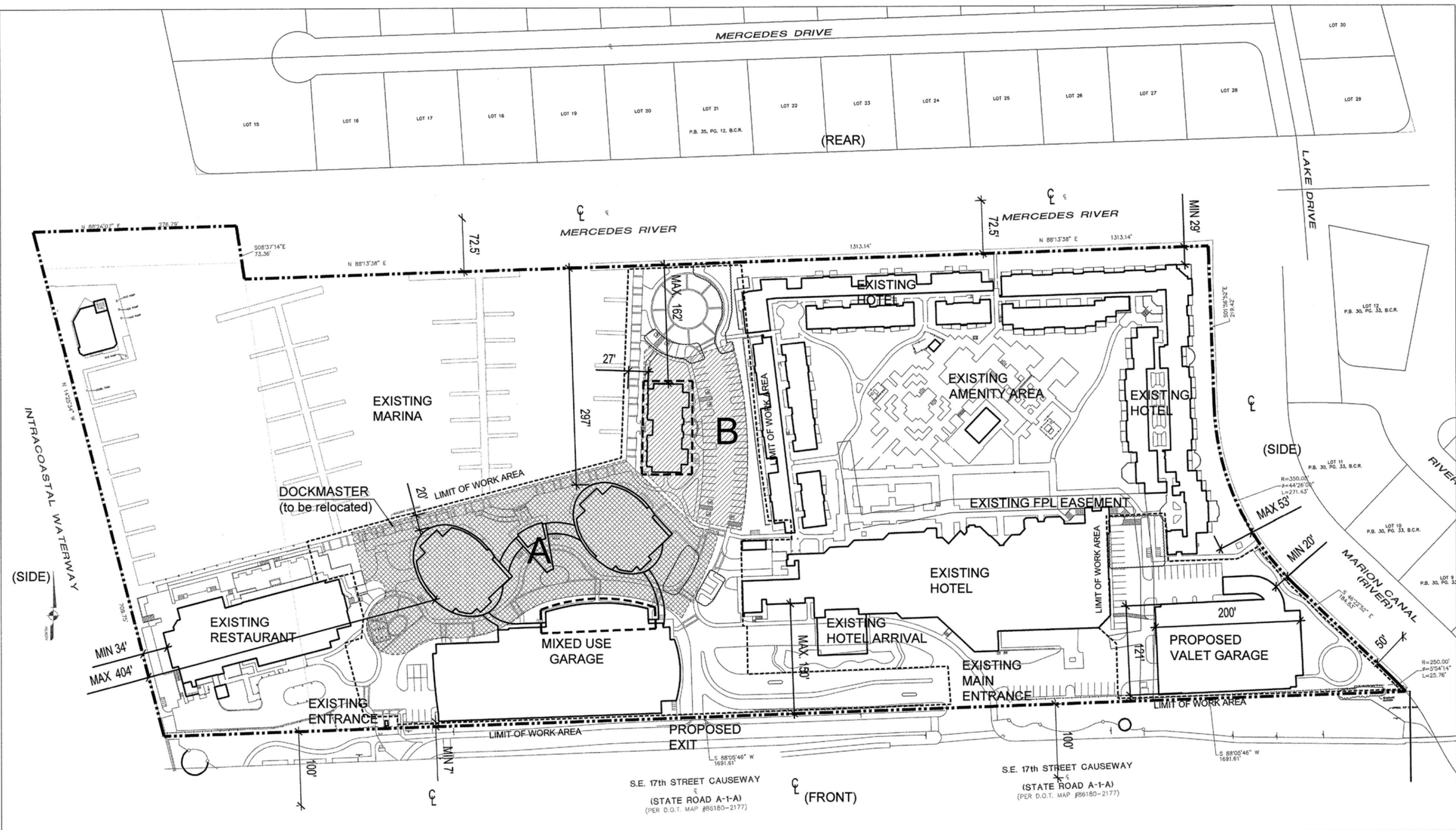
As approved in Final DRC Case No 86-R-07

SITE PLAN INFORMATION			
CURRENT USE OF PROPERTY			
Hotel, Restaurant, Marina and Accessory Uses			
Land Use Designation - Commercial			
Zoning Designation - B-1			
Site Area - 988,230 sf (22.69 acres)			
Water/Wastewater Provider - City of Fort Lauderdale			
Proposed Development Uses			
Proposed Residential Development Units	Parking Required		
3 BR	42 (2 1/d u.)	89	
Total Required Parking		89	
Proposed Non-Residential Development			
Professional Office (4 story building) - 15,600 sf (1 space/250sf)		64	
Professional Office (Mixed Use Structure) - 2,400 sf (1 space/250sf)		10	
Retail - 5,000 sf (1 space/250sf)		20	
Hotel - 52 (1/room)		52	
Total		146	
Total Parking Required for Proposed Development		235	
Total Required Parking for existing development pursuant to existing 1993 and 1996 approvals		646	
Total Parking Provided		881	
Parking Provided			
Mixed Use Structure (Retail/Office/Parking)			
Level 1 (valet only, stacked)	212		
Level 2 (self-parking)	65		
Level 3 (parking for residential)	125		
Surface Parking (89 proposed + 16 existing to remain)		105	
Hotel Valet Parking (Surface + Garage)		156	
Deck Parking		98	
Off-site Allison Flat Parking Lot		119	
Total Parking*		881	
Proposed Loading Zones			
Number of ADA spaces (Required 9)		9	
Number of Bicycle Parking spaces (Required 89)		90	
* Parking Includes ADA Spaces			
Proposed Buildings			
Building Footprint Coverage		90,444 SF	
Gross Floor Area		405,632 SF	
Gross Site Area (for specific development parcel)		296,279 SF	
Floor Area Ratio (for specific development parcel)		1.4	
Building Height (maximum allowable 120 ft)			
Maximum Peak	Roof of Tower	120'-0"	
	Parapet Wall of Tower	140'-0"	
Structure Length			
Hotel/Residential Tower (typical)		140'-0"	
Office building		120'	
Hotel Valet Garage		200'	
Mixed-Use Garage		303'-8"	
Number of Stories			
Hotel Tower I		11	
Hotel Tower II		11	
Office building		4	
Multi-Use Garage		4	
Hotel Valet Garage		2	
Setback Table			
	Required	Provided	
	Min	Max	
Rear (North)	20' min	29'	162'
Front (South)	5' min	7'	150'
Side (East) -marina	20' min	20'	53'
Side (West)-marina	20' min	34'	404'
Open Space			
Open Space (% of total site)		68%	
Open Space (sf - total site, includes marina and recreation deck)		674,453 SF	
Open Space - Required (Per. 47-18.21 250 sf/unit) = 23,500 SF			
Vehicular Use Area (VUA)			
		119,739 SF	
Landscape Area (net sf)			
		214,072 SF	

As proposed in this amended site plan

SITE PLAN INFORMATION			
CURRENT USE OF PROPERTY			
Hotel, Restaurant, Marina and Accessory Uses			
Land Use Designation - Commercial			
Zoning Designation - B-1			
Site Area - 988,230 sf (22.69 acres)			
Water/Wastewater Provider - City of Fort Lauderdale			
Proposed Development Uses			
Proposed Residential Development Units	Parking Required		
4 BR	40 (2 2/d u.)	88	
3 BR	18 (2 1/d u.)	38	
Total Required Parking		126	
Proposed Non-Residential Development			
Professional Office (4 story building) - 20,900 sf (1 space/250sf)		84	
Professional Office (Luxury Tower II) - 2,000 sf (1 space/250sf)		8	
Professional Office (Luxury Tower I) - 2,000 sf (1 space/250sf)		8	
Commercial (Mixed Use Structure) - 1,800 sf (1 space/250sf)		8	
Total		108	
Total Parking Required for Proposed Development		234	
Total Required Parking for existing development pursuant to existing 1993 and 1996 approvals		646	
Total Parking Provided		880	
Parking Provided			
Mixed Use Structure (Retail/Ancillary Marina Use/Parking)			
Level 1 (valet only, stacked)		212	
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Building Height (maximum allowable 120 ft)			
Roof of Tower		120'-0"	
Maximum Peak			
Parapet Wall of Tower		140'-0"	
Structure Length			
Residential Tower (typical)		140'-0"	
Office building		120'	
Hotel Valet Garage		200'	
Mixed-Use Garage		303'-8"	
Number of Stories			
Residential East Tower		11	
Residential West Tower		11	
Office building		4	
Multi-Use Garage (+ 5 sub grade)		3	
Hotel Valet Garage		2	
Setback Table			
	Required	Min	Max
Rear (North)	20' min	29'	162'
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Open Space			
Open Space (% of total site)		68%	
Open Space (sf - total site, includes marina and recreation deck)		674,795 SF	
Open Space - Required (Per. 47-18.21 250 sf/unit) = 23,500 SF			
Vehicular Use Area (VUA)			
		119,250 SF	
Landscape Area (net sf)			
		214,170 SF	

NOTE: Shaded numbers reflect changes in the quantities
from approved DRC Case No 86-R-07 and Case No 35-R-09



SITE DENSITY			
	UNITS		DENSITY (units/ac)
	Existing	Proposed	
Total Hotel Units on Site	380		16.75 hotel units/ac
Residential (condominium)	58		2.56 d.u./ac
East Tower			
Residential	29		1.28 d.u./ac
West Tower			
Residential	29		1.28 d.u./ac
DEVELOPMENT PARCELS			
	UNITS		DENSITY (units/ac)
	Existing	Proposed	
PARCEL A - New Residential	58		32.77 d.u./ac
	GROSS FLOOR AREA (SF)	DEVELOPMENT PARCEL AREA (SF)	F.A.R.
	23,456 SF	29,861 (.69 ac)	0.79

LEGEND

--- SITE PLAN REVISIONS
--- LIMIT OF WORK AREA
--- LIMIT OF SWAP OF USES
--- PROPERTY LINE

LEGAL DESCRIPTION

Tract "A", KIMBERLY PLAT, according to the Plat thereof as recorded in Plat Book 130, Page 1 of the Public Records of Broward County, Florida

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 988,230 square feet (22.69 acres) more or less.



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: September 8, 2015

Project Name: 2301 SE 17th Street, LLC / Pier 66 Improvement Program

Case Number: R15043

Request: Site Plan Level III Review: Waterway Use / amend Previously Approved Site Plan; Replace 52 Condo-Hotel Units with 16 MF Units for a total of 58 MF Units, Swap of Office and Ancillary Uses in Previously Approved Buildings for a total of 22,000sf Office Use and 4,000sf Commercial/Retail Use

Location: 2301 SE 17th Street

Zoning: Boulevard Business

Land Use: Commercial

Project Planner: Randall Robinson

Case Number:
R15043_Airport

CASE COMMENTS:

Please provide a response to the following:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 120 feet in height. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
- 2) A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
- 3) Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

Case Number: R15043

CASE COMMENTS:

NONE – Signature NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - c. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R15043

CASE COMMENTS:

A. Please respond to Comments 1 through 11 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or RBenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
5. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
6. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable practices (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
7. Discuss infrastructure phasing and timing of proposed improvements.
8. Discuss if pedestrian lighting is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along the streetscape. Please contact the Case Planner for details to match the area.
9. All concrete sidewalks preferred with 5-foot (min.) width, 4-inch (min.) thickness, 6-inch (min.) thickness in driveway areas, and constructed to City specifications per ULDR Section 47-24.5.E.e.
10. Please prepare and submit the following exhibits which clearly define the following (as applicable):

- a. Construction Phasing Exhibit
- b. Right-Of-Way / Easement Dedication / Vacation Exhibit
- c. Maintenance Agreement Area Exhibit
- d. Revocable License Area Exhibit

11. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

B. Respond to Comments 12 through 17 prior to Final DRC sign off

12. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
13. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
14. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
- a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
15. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
16. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
17. Show utilities on the landscaping plans for potential conflict.

B. Respond to Comments 18 through 31 prior to Engineering Permit Approval

18. The applicant shall verify that there are no easements or other instruments of record which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL, the owner risks delay or denial of the building permit.
19. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

20. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
21. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
22. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
23. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be

advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more

10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
24. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
25. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
26. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dougniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
27. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
28. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.

29. Please note that any lighting onsite or in the City's right-of-way (ROW) or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
30. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
31. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15043

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

This project will require an integrated Bi-Directional Amplifier (BDA) system to address police and fire radio communications throughout the structures within this proposal. It is anticipated that signal levels within the development area will not be adequate to support our public safety users without the use of the BDA system. The BDA network shall encompass all of the structure areas within this development proposal. The BDA system installations shall be coordinated to prevent undesired signal leakage between the buildings.

The City has a general BDA specification available that provides guidance to a qualified radio communications vendor. This document is available from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager. He may be contacted via e-mail at ggray@fortlauderdale.gov or by telephone at (954) 828-5762.

2. Good engineering practices must be observed in order to prevent interference between the BDA systems within this development proposal.

3. A complete engineering evaluation and design will be required for both buildings. The entire BDA system shall meet the requirements set forth in the NFPA 2010 Regulations including system status alarm connectivity to the Fire Alarm Panel, battery back-up duration and area coverage within the buildings.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Identify if low E windows are planned for this project. Low E windows typically reduce the ability for radio signals to pass through the glass. Their use will increase the probability that the BDA system will be required.
2. Please identify and provide contact information for the contractor chosen to design and install the BDA system.
3. BDA contractor shall provide signal strength calculations showing signal strengths expected within the completed building to the City's Assistant Telecommunications Manager.

Please consider the following prior to submittal for Building Permit:

1. A complete BDA system design shall be provided to the City's Assistant Telecommunications Manager for approval prior to seeking permits for its installation.

Case Number: R15043

CASE COMMENTS:

Please consider the following prior to submittal for Final DRC. Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This includes limited sod areas, native plant requirements, hydrozone planting requirements, street tree requirements, irrigation limitations, etc. Please provide plans which illustrate these new landscape requirements. Please see MuniCode for updated ordinance
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIDERES47-21LATRPRRE
2. Note that plant species with the same watering needs are to be grouped together. Turf grass areas are to be consolidated. Planting areas and turf areas are to be irrigated on separate zones.
3. No large trees shall be located closer than twelve feet to light poles. No palms may be closer than seven feet from light poles.
4. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
5. Provide a corresponding list of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
6. Provide tree protection barricade detail for existing trees on site to remain. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
7. For specimen trees, provide ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to confirm site inspection results and calculate equivalent value mitigation.
8. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavement areas. Please illustrate note, specification and detail on Civil Plans, Site Plans, and Landscape Plans. Structural soil details and specifications can be obtained at
<http://www.hort.cornell.edu/uhi/outreach/index.htm#soil>
9. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this on plans.

10. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
2. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
3. Provide irrigation plan illustrating an automatic system and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
4. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R15043

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board review. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. The applicant is responsible for all public notice requirements (Sec. 47-27).

Please note that pursuant to the recent passing of an ordinance outlining Public Participation requirements of Unified Land Development Regulations (ULDR) Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, ten (10) days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 5) Provide a detailed general narrative (on letterhead, with date and author indicated) describing the project and the proposed use(s) that will occur on site. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, number of employees, etc.
- 6) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-25.2, Adequacy Requirements
 - b. Sec. 47-25.3, Neighborhood Compatibility Review

- c. Sec. 47-23.8, Waterway Use. Explain how the proposed project, specifically the proposed height and massing “preserves the character of the neighborhood, harmonizes with other development in the area, and protects and enhances the scenic quality of the waterway”.
 - d. Sec. 47-18.21 Mixed Use Development
 - e. Sec. 47-28, Flexibility Rules
- 7) Please provide documentation and status of prior approval. Provide exhibits of extension letters and Planning and Zoning Board approval.
 - 8) Provide detailed narrative of changes from prior approval.
 - 9) Highlight on site plan and elevations areas that are changed from previous approval.
 - 10) Provide a side-by-side comparison of approved and proposed uses.
 - 11) Please confirm with Flood Plain Manager AND DRC Building representative that all new Florida Building Code requirements and FEMA Flood Elevation criteria are met.
 - 12) Provide and updated School Capacity Availability Determination (SCAD) letter.
 - 13) Please indicate project phasing, if any.
 - 14) Pursuant to ULDR Section 47-23.8, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. The proposed encroachment into the 20' landscape area will require approval by the Planning and Zoning Board.
 - 15) Obtain sign-off from Andrew Cuba, Supervisor of Marine Facilities (954-828-5236), prior to Planning and Zoning Board submittal.
 - 16) If application proposed additional dockage and/or boat slips, provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519-1266) prior to Planning and Zoning Board submittal.
 - 17) Discuss all newly proposed seawalls, any repair to existing seawalls and/or re-location of existing seawalls with Engineering Design Manager.
 - 18) Pursuant to Sec. 47-28.K, proposal requires allocation of flexibility units. Determine which flex zone this project is located in and verify the number of units are available. This information can be obtained at the Planning & Zoning Department counter, and should be included in the project narrative.
 - 19) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
 - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
 - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances.
 - d. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. [or use alternative comment 1 below]

- e. For more information, please send email to kmendralla@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 20) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 21) Provide roof plans indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 22) Provide legible photometric plan for entire site. Extend values on photometric plans to all property lines. Show values as pursuant to section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.

GENERAL COMMENTS:

The following comments are for informational purposes.

- 23) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm.
- 24) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 25) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Neomi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.
- 26) Additional comments may be forthcoming upon review of an official DRC application.

Case Number: R15043

CASE COMMENTS:

Please provide a response to the following:

1. All related comments and security concerns from previous DRC processes 86-R-07 and 35-R-09 should be applied to amended plans.
2. Consider access control and visitor call boxes for residential lobbies.
3. Will there be access control used for the recreational deck on top level of parking garage?

GENERAL COMMENTS:

The following comments are for informational purposes.

1. It is noted the change of condo/hotel units to residential to include change of first floor design to admin/commercial spaces, utilities and residential lobbies.
2. It is noted the 4 story building will be office space.
3. It is noted dock master office moving from office building to parking garage.
4. It is noted the separation of parking levels for parking garage (1-valet; 2-self parking; 3-residential).

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15043

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. **Identify containers for trash and recycling.**
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Trash Room services will be handled by private collector, or Trash Room services will be done by on-site personnel, or Trash Room services will be done custodial staff.
12. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
13. **If applicable**, provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
14. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
15. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - For this proposed site plan, please describe whether the accessibly gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an

analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15043

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding a traffic impact study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Please distinguish self-parking versus valet. Illustrate on a site plan any proposed valet staging areas.
3. Please submit an updated signing and marking site plan, ensure the full set of updated plans where submitted for review.
4. Consider relocating all ADA parking spaces in the garage on the 3rd floor for easy access to sky bridges. Also, please provide an explanation for proposed office tenants to justify the high concentration of ADA spaces in the adjacent surface lot.
5. Better identify proposed long term versus short term bicycle parking facilities on a site plan. A bike pump and repair station is strongly encouraged at this site.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
7. Additional comments may be provided upon further review.
8. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

